



**Specifications**

- ±54,000 SF  
TOTAL BUILDING SIZE
- ±3.353 Acres  
TOTAL ACREAGE
- Wet System  
SPRINKLER SYSTEM
- Gas Suspended  
HEAT
- Varies  
COLUMN SPACING
- ±16' – 18'  
CEILING HEIGHTS
- 2 Tailboards, 5 Drive-In  
LOADING
- Industrial  
ZONING
- 0.1 Miles to US Hwy 1 & 9
- 2.3 Miles to Newark Airport
- 2.4 Miles to I-78
- 5.6 Miles to Ports Newark/Elizabeth  
ACCESSIBILITY

For additional property information or to arrange an inspection, please contact the exclusive brokers:

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aconte@blauberg.com

Peter J. Murano, Jr., SIOR  
Managing Executive Director  
973.214.9375  
pjmurano@blauberg.com



**5 MILES**

- Total Population: 701,000
- Households: 247,060
- Median Household Income: \$73,226
- Average Household Size: 2.8
- Transportation to Work: 345,874
- Labor Force: 552,843

**10 MILES**

- Total Population: 2.4M
- Households: 894,157
- Median Household Income: \$98,790
- Average Household Size: 2.6
- Transportation to Work: 1.22M
- Labor Force: 1.92M

**15 MILES**

- Total Population: 6.73M
- Households: 2.67M
- Median Household Income: \$107,698
- Average Household Size: 2.5
- Transportation to Work: 3.49M
- Labor Force: 5.47M

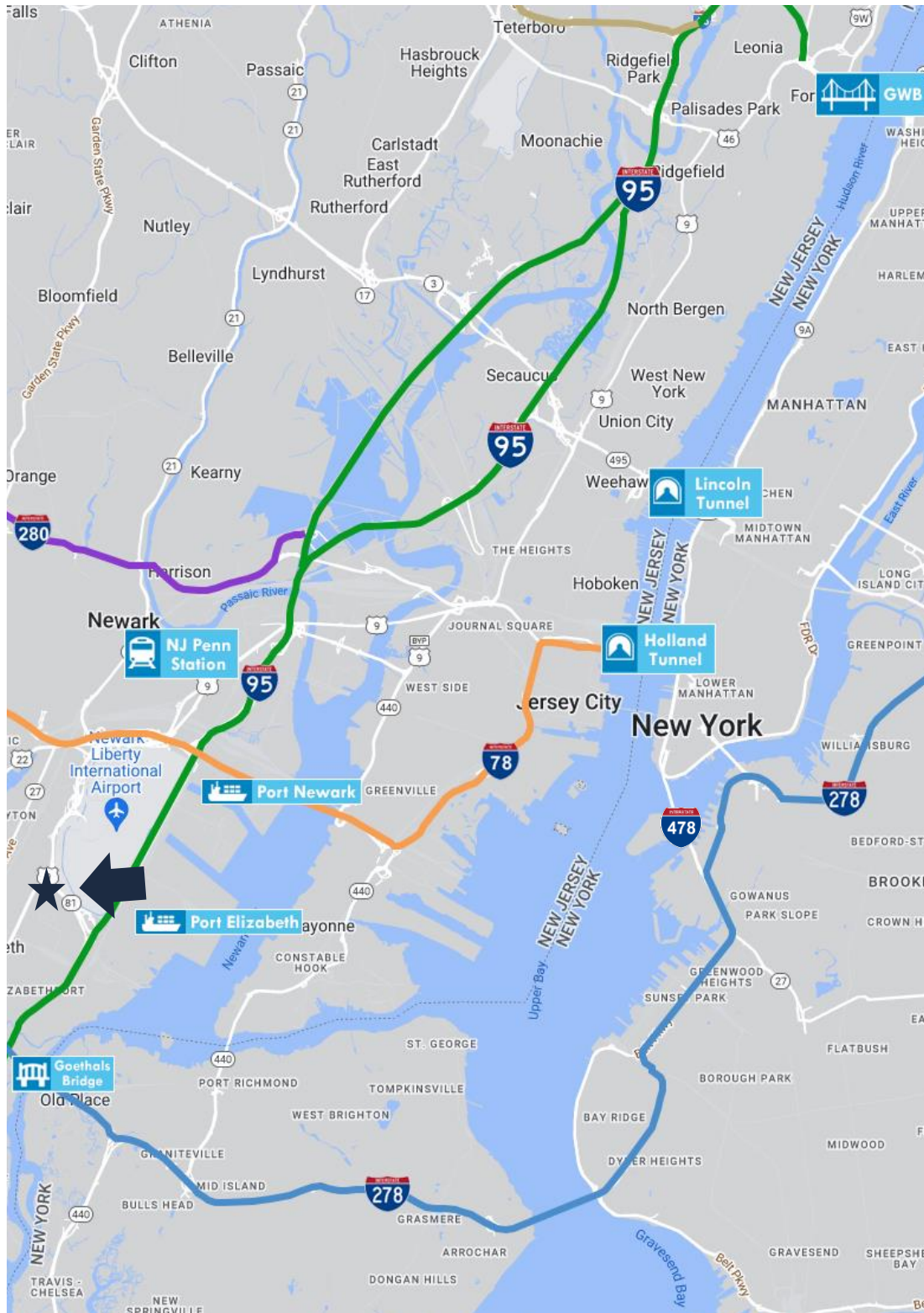
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**ACCESSIBILITY**

-  0.1 MI  
US Hwy 1 & 9
-  1.2 MI  
I-95 Exit 13A
-  2.3 MI  
Newark Airport
-  2.4 MI  
I-78
-  4.0 MI  
I-278
-  5.1 MI  
Penn Station
-  5.6 MI  
Ports Newark and Elizabeth
-  8.1 MI  
Goethals Bridge
-  11.9 MI  
Holland Tunnel
-  15.6 MI  
Lincoln Tunnel

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